



St. Efrides Road, Torquay

Guide Price £140,000 - £150,000

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Gargan & Hart

Estate Agents

St. Efrides Road, Torquay

Situated in a convenient location is this spacious and well presented two bedroom apartment. Within walking distance of Torquay town centre, seafront promenade and close to local amenities, shops and transport, this property would make a fantastic first time buy or investment opportunity!

The property is accessed from the front via a communal main entrance door, which opens into an attractive and well-kept communal hallway with private main entrance door and stairs leading up to the apartment. The landing is light and airy with fitted storage shelving, doors to principal rooms and hatch to roof void. The loft space offers fantastic potential to convert, subject to the usual planning consents, and benefits from light and power and part boarding. The kitchen sits at the rear of the property and is equipped with wall, base and drawer units, built-in electric cooker, plumbing for automatic washing machine and space for fridge freezer. A door leads from the kitchen out to a private sunny rear garden – ideal for alfresco entertaining! The lounge sits at the front of the property and benefits from a feature fireplace with decorative surround and fitted electric fire. Both bedrooms are doubles, the master has built-in storage to chimney recess and feature period fireplace. The bathroom completes the layout and comprises a low level WC, wash basin set in vanity unit and bath with shower over.

Outside, a shared pathway leads to the main entrance. To the rear the garden is laid to two levels with raised seating area and steps leading down to a paved patio with walling to surround. A perfect space for outdoor dining and relaxing in the sun.





STAR POINTS

- First Floor Apartment
- Ideal First-Time Buy
- NO ONWARD CHAIN
- 2 Double Bedrooms
- Convenient Location
- Modern Kitchen
- Spacious Lounge
- Rear Garden
- Loft Conversion Potential
- Close to Sea Front



ADDITIONAL INFORMATION

Tenure – Freehold

Service Charge - Buildings Insurance & any ad hoc repairs or maintenance to external building or communal hallway split 50/50

Council Tax Band - A

Local Authority - Torbay Council

EPC - E

DIRECTIONS

What 3 Words: trades.pulse.frosted

Sat-Nav TQ2 5SG

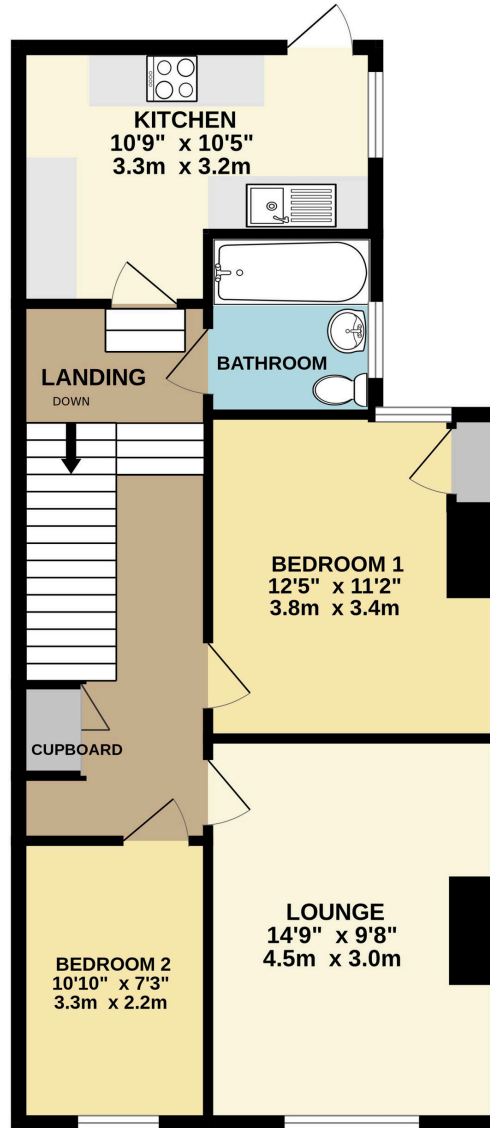
CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.
- Lease allows sub-lets, holiday lets and pets.
- The property can only be accessed via stairs.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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